

081.0

0003

0019.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

664,100 /

664,100

664,100 /

664,100

664,100 /

664,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		RONALD RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: PEARSON JOSEPH Z	
Owner 2: FELLER ALISSA L	
Owner 3:	
Street 1: 9 RONALD ROAD	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER

Owner 1: DEAL PATRICIA -	
Owner 2: -	
Street 1: 9 RONALD ROAD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION

This parcel contains 7,100 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1258 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo	9	Varied
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7100		Sq. Ft.	Site		0	70.	0.89	5									443,100						443,100	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										50385
										GIS Ref
										GIS Ref
										Insp Date
										08/21/18



USER DEFINED

Prior Id # 1:	50385
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	21:20:16
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID										
Parcel ID										
081.0-0003-0019.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	221,200	0	7,100.	443,100	664,300	664,300	Year End Roll	12/18/2019
2019	101	FV	192,300	0	7,100.	449,400	641,700	641,700	Year End Roll	1/3/2019
2018	101	FV	198,600	0	7,100.	335,500	534,100	534,100	Year End Roll	12/20/2017
2017	101	FV	198,600	0	7,100.	303,800	502,400	502,400	Year End Roll	1/3/2017
2016	101	FV	198,600	0	7,100.	291,200	489,800	489,800	Year End	1/4/2016
2015	101	FV	187,500	0	7,100.	246,900	434,400	434,400	Year End Roll	12/11/2014
2014	101	FV	187,500	0	7,100.	234,200	421,700	421,700	Year End Roll	12/16/2013
2013	101	FV	187,500	0	7,100.	222,800	410,300	410,300		12/13/2012

SALES INFORMATION

TAX DISTRICT										PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
DEAL PATRICIA,	73999-591	1	1/16/2020		609,000	No	No				
LOWDER PAULINE	23434-122		7/19/1993		99	No	No	A			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/13/2020	SQ Returned	JO	Jenny O
4/17/2020	SQ Mailed	MM	Mary M
8/21/2018	Meas/Inspect	BS	Barbara S
12/10/2008	Meas/Inspect	189	PATRIOT
2/26/2000	Inspected	276	PATRIOT
1/12/2000	Mailer Sent		
1/12/2000	Measured	264	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 6 - Colonial	2A - 2 Sty +Attic	Full Bath: 1	Rating: Average															
Sty Ht: 2A	2A - 2 Sty +Attic	A Bath:	Rating:															
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:															
Foundation: 2 - Conc. Block	Frame: 1 - Wood	A 3QBth:	Rating:															
Prime Wall: 1 - Wood Shingle	Sec Wall:	1/2 Bath:	Rating:															
		A HBth:	Rating:															
		OthrFix:	Rating:															
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	OTHER FEATURES																
	Color: BLUE	Kits: 1	Rating: Average															
View / Desir:		A Kits:	Rating:															
		Fpl: 1	Rating: Average															
		WSFlue:	Rating:															
GENERAL INFORMATION				CONDOS INFORMATION														
Grade: C - Average	Year Blt: 1928	Eff Yr Blt:	Location:															
Alt LUC:		Alt %:	Total Units:															
Jurisdct:		Fact: .	Floor:															
Const Mod:			% Own:															
Lump Sum Adj:			Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Phys Cond: AV - Average	31. %	Exterior:	No Unit	RMS	BRS	FL	1	6	2	M						
Sec Int Wall:		Functional:	%	Interior:														
Partition: T - Typical		Economic:	%	Additions:														
Prim Floors: 3 - Hardwood		Special:	%	Kitchen:														
Sec Floors:		Override:	%	Baths:														
Bsmnt Flr: 12 - Concrete		Total:	31 %	Plumbing:														
Subfloor:				Electric:														
Bsmnt Gar:				Heating:														
Electric: 3 - Typical				General:														
Insulation: 2 - Typical																		
Int vs Ext:																		
Heat Fuel: 1 - Oil																		
Heat Type: 5 - Steam																		
# Heat Sys: 1																		
% Heated: 100		% AC:																
Solar HW: NO		Central Vac: NO																
% Com Wall		% Sprinkled:																
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:										
SPEC FEATURES/YARD ITEMS				PARCEL ID 081.0-0003-0019.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:																	
	Total Special Features:																	
	Total:																	